

## Jamul/Dulzura

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**Overview**

Jamul /Dulzura is a rural community with few commercial and office land uses. The western portion of the community (west of the County Water Authority boundary) has small commercial nodes located at two main intersections along State Route 94 within the existing country town. These commercial uses serve the daily needs of the residents. Outside of the existing country town, and east of the Water Authority boundary, the land use map recognizes existing commercial uses, but discourages scattered patterns of new commercial development.

**Key Issues**

- Maintain the rural character of the subregion
- Recognize safety concerns on State Route 94
- Commercial needs are met by the neighboring jurisdiction of Rancho San Diego

**Planning Group Direction**

Recognize and maintain the existing commercial and office uses and the character of the planning area.

**Additional Staff Analysis/  
Recommendations**

Staff supports Planning Group direction.

- No additional industrial uses are proposed within this planning area and the existing commercial and office uses were recognized and classified with appropriate rural commercial or office designations

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

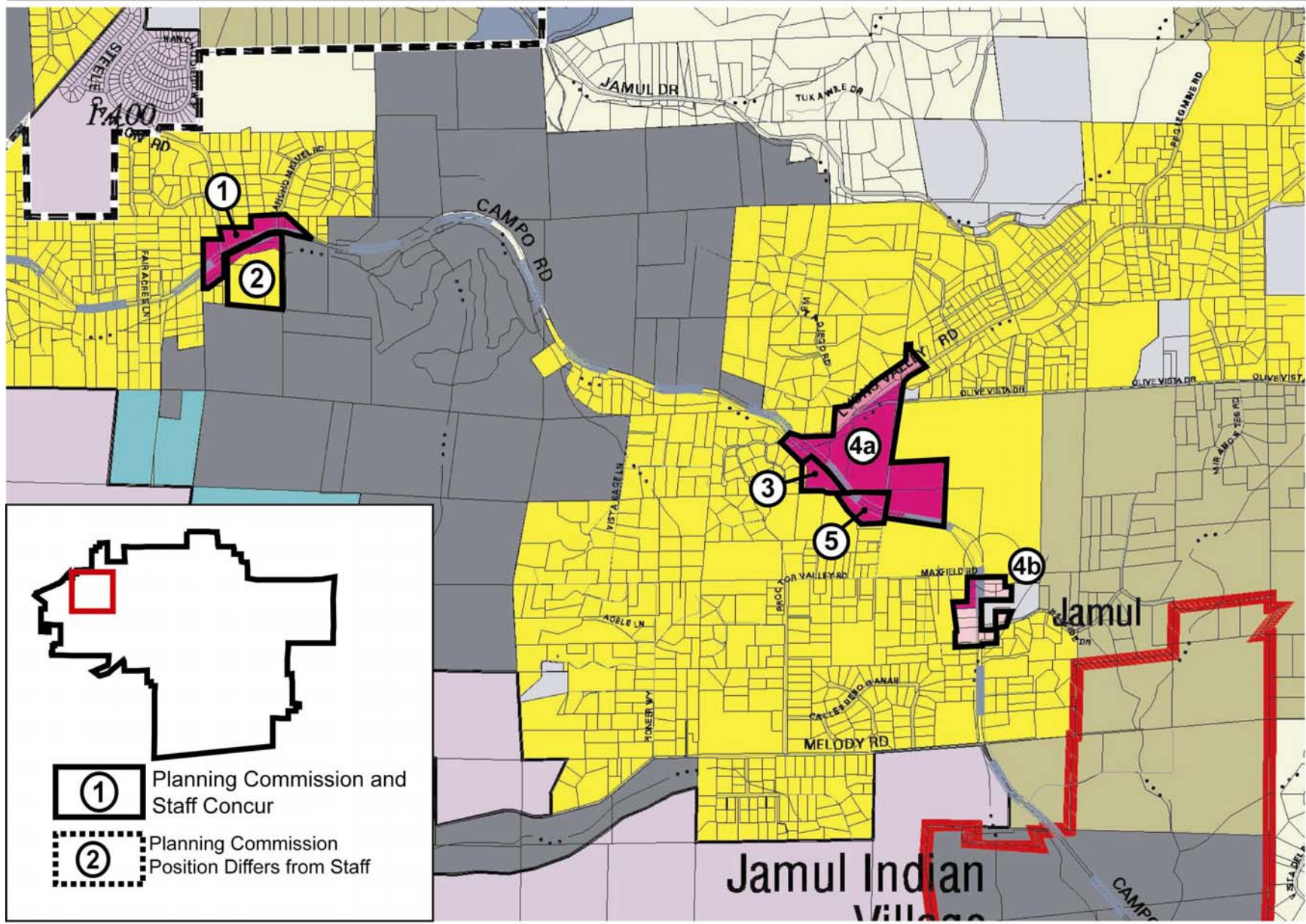
**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	51	92	41	104	53
Industrial	18	8	(10)	0	(18)
Office	6	10	4	10	4

*Note: All numbers are rounded to the nearest whole number.*

*Source: Economics Research Associates, County of San Diego*

## Jamul/Dulzura (Western Portion)



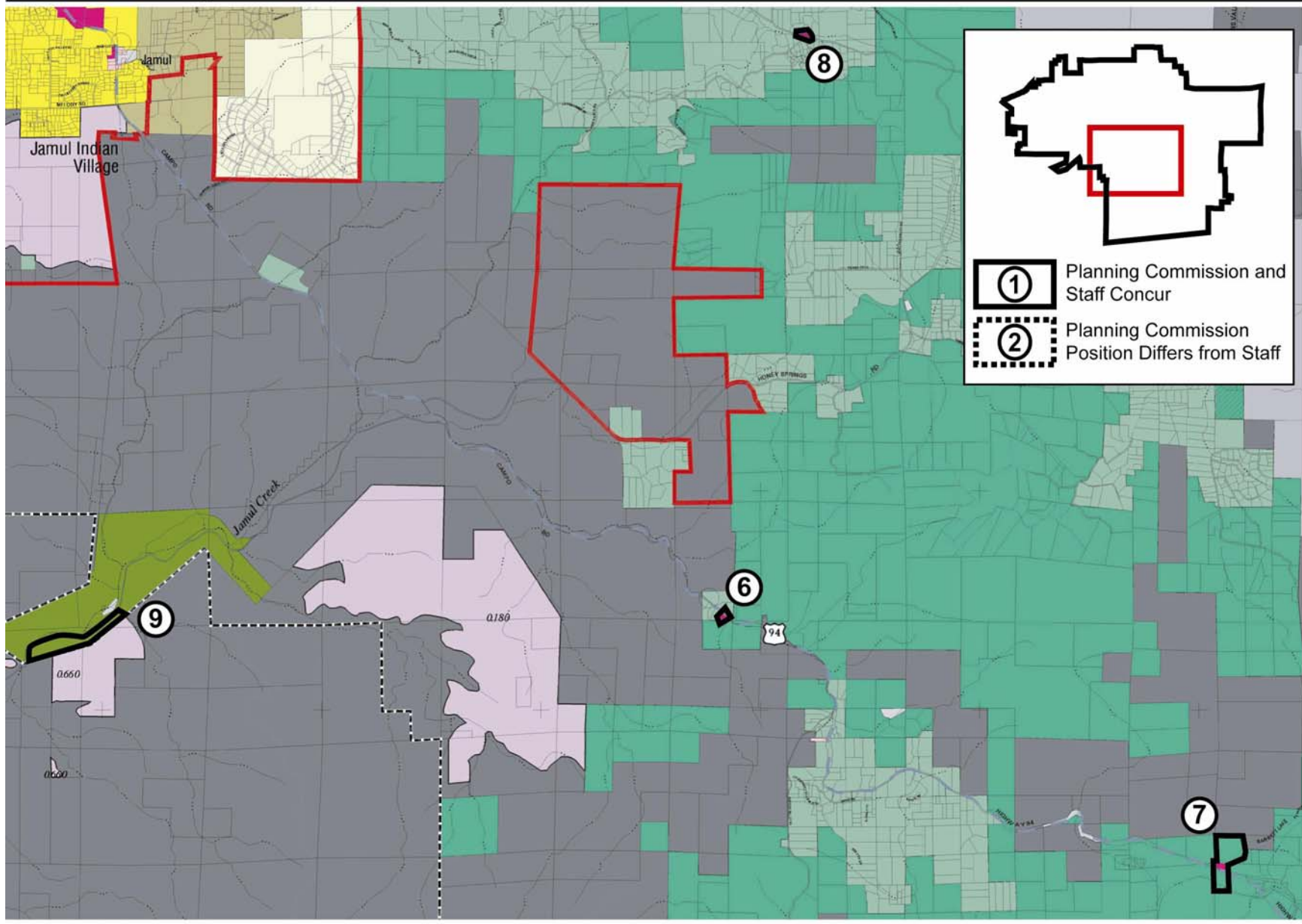
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 12 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (12) Neighborhood Commercial	<ul style="list-style-type: none"> <li>• Direct access to State Route 94</li> <li>• Existing uses are recognized with new designation</li> <li>• Consistent with small-scale character of community</li> <li>• Staff supports Planning Group recommendation</li> </ul>
2	<b><u>Staff</u></b> (C-4) Rural Commercial on portion of property north of the floodway  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial on portion of property north and south of the drainage way that is less than 25% slopes	(C-4) Rural Commercial on portion of property north and south of the drainage way that is less than 25% slopes <b>(Nobel)</b>	<i>Total Area:</i> 21.03 acres  <i>Current Use:</i> Commercial/ Residential  <i>Existing GP:</i> (1) Rural Residential	<ul style="list-style-type: none"> <li>• Compatible with surrounding rural character and would enhance the existing compact commercial development</li> <li>• Staff supports Planning Group recommendation for the area north of the floodway that is less than 25% slopes</li> <li>• To avoid environmental constraints, commercial designation should be confined to the area north of the creek bed and remain residential on the south side of the creek where steep slopes occur</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	<p>(C-4) Rural Commercial</p> <p>Extend commercial portion of his property to existing fire and open space buffer <b>(Katzer)</b></p>	<p><i>Total Area:</i> 5.95 acres</p> <p><i>Current Use:</i> Veterinary clinic</p> <p><i>Existing GP:</i> (13) General Commercial (front portion) (1) Residential (back portion)</p>	<ul style="list-style-type: none"> <li>• Expansion of commercial allows owner to potentially expand his veterinary practice/kennel</li> <li>• Fire and open space easements on western portion of property will provide the buffer between commercial and residential land uses</li> <li>• Removes split designation on property</li> <li>• Staff supports Planning Group recommendation</li> </ul>
4a	<p><b><u>Staff</u></b> (C-2) Office Professional</p> <p>(C-3) Neighborhood Commercial</p> <p>(C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	<p>(C-2) Office Professional</p> <p>(C-3) Neighborhood Commercial</p> <p>(C-4) Rural Commercial</p>	No recommendation submitted	<p><i>Total Area:</i> Approx. 22 acres</p> <p><i>Current Use:</i> Various commercial</p> <p><i>Existing GP:</i> (11) Office Professional (12) Neighborhood Commercial (13) General Commercial</p>	<ul style="list-style-type: none"> <li>• Consistent with community character</li> <li>• Recognize existing uses</li> <li>• Staff supports Planning Group recommendation</li> <li>• Direct access to State Route 94</li> <li>• Retains the commercial node</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
4b	<b><u>Staff</u></b> (C-3) Neighborhood Commercial  (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-3) Neighborhood Commercial  (C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 23 acres  <i>Current Use:</i> Various commercial  <i>Existing GP:</i> (12) Neighborhood Commercial (13) General Commercial	<ul style="list-style-type: none"> <li>• Consistent with community character</li> <li>• Recognize existing uses</li> <li>• Staff supports Planning Group recommendation</li> <li>• Direct access to State Route 94</li> <li>• Retains the commercial node</li> </ul>
5	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 3 acres  <i>Current Use:</i> Various commercial  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Elimination of Service Commercial designation necessitated a change</li> <li>• Recognizes existing uses north and south of State Route 94 at Jefferson Rd fall into the lighter end of Service Commercial type of uses—which is similar to a Rural Commercial designation</li> <li>• Direct access to State Route 94</li> <li>• Core commercial node within community</li> <li>• Staff supports Planning Group recommendation</li> </ul>



# Jamul/Dulzura (Eastern Portion)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner(s)		
6	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 1.15 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>Dulzura Post office and Dulzura Café are recognized as existing rural uses</li> <li>Compatible with surrounding land uses</li> <li>Direct access to State Route 94</li> <li>Compatible with small-scale character of the community</li> <li>Staff supports Planning Group recommendation</li> </ul>
7	<p><b><u>Staff</u></b> (C-4) Rural Commercial on north parcel adjacent to State Route 94</p> <p>(RL-40) Rural lands on parcel south of Hwy 94 and larger parcel north of Hwy 94</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	Expand (C-4) Rural Commercial on one parcel to the north and one parcel to the south of State Route 94	Expand (C-4) Rural Commercial on two parcels to the north and one parcel to the south of State Route 94 <b>(Herzog)</b>	<p><i>Total Area:</i> 39.97 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>Located at a “T” intersection with Barrett Lake Road and State Route 94</li> <li>Recognition of existing Barrett Junction Café north of State Route 94</li> <li>Removes dual designation on entire parcel of Barrett Junction Café</li> <li>Small-scale activity (rural market and small gas station) is appropriate for the rural character of the area</li> <li>Proposed gymkhana/rodeo use on parcel south of State Route 94 is best accommodated with a Use Permit</li> <li>Environmental and physical constraints are recognized with a Rural Lands designation on South parcel and larger north parcel</li> </ul>



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	Staff	CPG/CSG	Owner(s)		
8	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 3.06 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Small frontage portion of property being used as commercial should be recognized. Remainder of property should retain residential designation</li> <li>• Recognize the existing Trading Post commercial use</li> <li>• Located at junction of Lyons Creek and Lyons Valley Rd</li> <li>• Staff supports Planning Group recommendation</li> <li>• Consistent with the character of the community</li> </ul>
9	<b><u>Staff</u></b> (RL-80) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	Consensus not reached—no recommendation	Open Space (Recreational) designation <b>(Ohrmund)</b>	<i>Total Area:</i> Approx. 30 acres  <i>Current Use:</i> Vacant  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Portion of larger parcel approx. 60 acres</li> <li>• 3rd party request for an off-road vehicular park can be achieved through Use Permit process</li> <li>• Low density designation discourages development and reinforces desire to maintain an open space corridor</li> <li>• Incompatible with any future residential development on adjacent properties</li> <li>• Planning Group failed to get a majority vote to approve the off-road vehicle request</li> </ul>